

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to Community Council No. 11**

**PH: Z14-085 (15-7-CZ11-1)**

**July 21, 2015**

Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	11
<b>Applicant</b>	More Panas, LLC
<b>Summary of Requests</b>	The applicant is seeking to permit a nursing home and to permit a wall with more height than permitted by Code.
<b>Location</b>	The Southwest corner of SW 52 Street & SW 157 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	9.36-acres
<b>Existing Zoning</b>	BU-1A, Limited Business District
<b>Existing Land Use</b>	Vacant
<b>2015-2025 CDMP Land Use Designation</b>	Business and Office (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUESTS:**

1. UNUSUAL USE to permit a nursing home.
2. NON-USE VARIANCE to permit a wall with a height of 6' within the front & side street setback (4' high maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "SW 157th Avenue and 52nd Street," as prepared by Robayna and Associates Inc, consisting of 10 sheets and plans entitled "The Club at Kendall," as prepared by Architectural Concepts Inc, consisting of 4 sheets, all sheets dated stamped received 05/01/15 for a total of 14 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION AND PROJECT HISTORY:**

In 1987, the subject property as part of larger tract of land was approved for a district boundary change from GU, Interim District to BU-1A, Limited Business District. In addition, the Board accepted a proffered covenant, which required 26' wide landscaped areas along the north and west property lines, and also required compliance with wetland mitigation plans adopted by the Board.

In 2005, a 0.407 acre portion of the subject site was designated as an archaeological site, pursuant to Historic Preservation Board Resolution #05-06.



The site plan submitted by the applicant depicts a proposed one-story 150 bed, 96,272.32 sq. ft. nursing home facility, along with a proposed one-story, 9,000 sq. ft. retail building. In addition, the site plan show the 0.407 acre archaeological site in the northeast corner of the property and a 0.79 acre tree preserve along the northwest portion of the subject property.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	BU-1A; vacant land	Business and Office
<b>North</b>	RU-1A; single-family residences	Low Density Residential, 2.5 - 6 dua
<b>South</b>	BU-1A; shopping center	Business and Office
<b>East</b>	EU-1; single-family residences	Low Density Residential, 2.5 - 6 dua
<b>West</b>	RU-1; single-family residences	Low Density Residential, 2.5 - 6 dua

#### **NEIGHBORHOOD COMPATIBILITY:**

The subject property is a vacant 9.36 net acre tract that abuts single-family residential uses to the north, east and west, and commercial uses to the south.

#### **SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to provide the community additional congregate living facilities for the elderly and sick, which could create more traffic impacts in the area. However, based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources, said impacts will not exceed the levels of service (LOS) on the abutting roadways.

#### **COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The applicant seeks to permit a nursing home and an ancillary non-use variance for wall height in the BU district. The Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates the subject property as **Business and Office** land use category. The CDMP Land Use Element, **Business and Office** designation accommodates the full range of sales and service activities including **nursing homes**. The interpretive text under the Business and Office category states, *in reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses*. It also states *the availability of highway capacity, ease of access and availability of other public services and facilities*. Said text also states *that uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic*.

The site plan has a floor area ratio (FAR) of 0.37, which is within the maximum floor area ratio allowed by Code. Further, memoranda from various departments, which shall be mentioned further in staff's zoning analysis, state that there shall be no negative noise or traffic impacts created on the neighboring residences in the area. Therefore, based on the foregoing review of the requests in the zoning analysis, staff opines that the requests are **consistent** with the area



based on the compatibility criteria outlined in CDMP **Policy LU4-A**, and **consistent** with the CDMP Business and Office Land Use Element interpretive text and the LUP map designation.

### **ZONING ANALYSIS:**

The applicant seeks approval to permit an Unusual Use for a nursing home (request #1). An unusual use can be requested and approved through a public hearing process, but it is not particularly permitted in any specific zoning district. In addition, the applicant seeks approval to permit a wall that is higher than permitted by code (request #2).

When analyzing request #1 under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses and New Uses, staff opines that approval of the request would be **compatible** with the surrounding area and that subject to conditions outlined below, approval would not create a negative impact on the surrounding area. Further, staff opines that the requests will not result in excessive traffic as evidenced by the memorandum, dated May 7, 2015, from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), which states that the application meets the traffic concurrency criteria and does not exceed the levels of service (LOS) on the abutting roadways. Staff also notes that the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum, dated May 14, 2014 has no objections to the request and has recommended approval with conditions of the request. Staff notes that the applicant has addressed concerns from DERM, such as indicating dry retention areas to the northwest, which staff opines would prevent flooding on the subject site. In addition, staff notes that the Miami Dade Fire Rescue Department (MDFRD) does not object to the request. Staff also notes that the landscape plan indicates a continuous hedge and trees along the north, east and west property lines as a visual buffer to the neighboring.

In addition, as previously mentioned in staff's recommendation, staff notes that there is a 0.407 acre archaeological site on the northeast corner of the subject property, which was designated as an archaeological site, pursuant to Historic Preservation Board Resolution #05-06. Staff notes that the Office of Historic Preservation of RER has no objection to the requests and has recommended approval subject to conditions in their memoranda dated May 29, 2015. Said conditions are a 20' buffer abutting the west and south boundaries of the archaeological site, and that prior to any ground disturbing activities, a temporary plastic construction fence be placed along the 20' buffering line abutting the west and south boundaries of the archaeological site to protect the archaeological site on the subject property. **As such, staff recommends approval with conditions of request #1 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

When request #3, to permit a wall with a height of 6' within the front & side street setback (4' high maximum permitted) is analyzed under the Non-Use Variance standards, section 33-311(A)(4)(b), staff opines that approval of the request would be **compatible** with the area. Staff notes from the Geographic Information System (GIS) that the property line of the subject site is approximately 48' from the neighboring residences to the north and west. Therefore, staff opines that the proposed 6' high wall would not create any visual impacts on the neighboring residences to the north and west. **As such, staff recommends approval of request #3 with conditions under Section 33-311(A)(4)(b), Non-Use Variance Standards.**

**ACCESS, CIRCULATION AND PARKING:** The submitted site plans indicate access to the site through an ingress/egress drive along SW 157 Avenue and an ingress/egress for emergency



vehicles along SW 158 Avenue. In addition, the plans depict adequate parking on-site for the proposed facility.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "SW 157TH Avenue and 52nd Street," as prepared by Robayna and Associates Inc, consisting of 10 sheets and plans entitled "The Club at Kendall," as prepared by Architectural Concepts Inc, consisting of 4 sheets, all sheets dated stamped received 05/01/15 for a total of 14 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
5. That the applicants obtain a Certificate of Use for the proposed nursing home facility from and promptly renew same annually with the Miami-Dade County Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
6. That the occupancy of the proposed home for the aged facility be restricted to a maximum of one hundred fifty (150) residents at all times.
7. That the applicant comply with all applicable conditions and requirements from the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources as indicated in the memorandum dated May 14, 2015.
8. That the applicant comply with all applicable conditions and requirements, if any, from the Platting and Traffic Review Section of RER as indicated in the memorandum dated May 7, 2014.



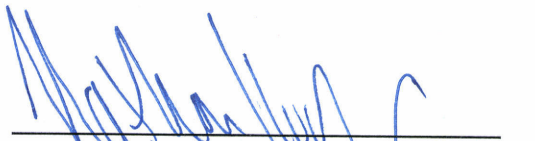
**CONDITIONS #9 through #22: THE ARCHAEOLOGICAL SITE ON THE PROPERTY**

9. That an archaeologist shall be present during all ground disturbing activities.
10. That a 20' buffer abutting the west and south boundaries of the archaeological preserve shall be established and staked out.
11. That prior to any ground disturbing activities, a temporary plastic construction fence shall be placed along the 20' buffer line abutting the west and south boundaries of the archaeological preserve and along the north (SW 52 St) and east (SW 157 Ave) boundaries of the archaeological preserve.
12. That initially, all efforts shall be made to remove surface trash and debris from both the project area and designated archaeological preserve. Mechanical removal with an excavator shall be allowed for heavy trash and debris without disturbing the subsurface. The excavator or heavy machinery shall not enter the archaeological preserve or project area. Please see attached "Project Area Aerial."
13. That the proposed drainage excavation area within the 20' buffer zone shall be staked out and excavated down to bedrock using standard archaeological methodology. Please see attached plans. If human remains are encountered, the provisions of State Statute 875.02 will apply. All work in the immediate area shall cease and the State Archaeologist notified. All human remains and burial items shall be reburied in the designated archaeological preserve.
14. That all vegetation within the project area shall be cleared by hand and removed.
15. That re-deposited midden and soils within the project area shall be mechanically scraped down to bedrock using a bulldozer blade while simultaneously removing visible trash and debris. Only re-deposited midden from areas known to contain human remains (based on archaeological evidence) shall be used to cap the archaeological preserve.
16. That re-deposited midden and soils shall immediately be moved to the archaeological preserve with a loader. The removed re-deposited midden and soils shall not be raked, sorted, or gone through for the purpose of recovering human remains.
17. That once bedrock is exposed, each solution hole shall be probed and excavated to determine if human remains or significant cultural deposits exist. If human remains are encountered, the provisions of State Statute 875.02 will apply. All work in the immediate area shall cease and the State Archaeologist notified. All human remains and burial items shall be reburied in the designated archaeological preserve.
18. That a Class IV Permit is obtained prior to the use of any of the heavy machinery on the property.
19. That heavy machinery shall only work from outside the boundaries of the archaeological preserve and 20' buffer zone.
20. That heavy equipment, machinery, or supplies may not be stored within the archaeological preserve or 20' buffer zone.



21. That after the archaeological preserve and buffer zone are capped with re-deposited midden, both areas shall be capped with clean fill or topsoil as soon as is practical to avoid erosion and sodded to create a green space.
22. That a revised legal description for the archaeological preserve, including the 20 ft buffer zone, shall be provided for the purpose of amending the designated archaeological preserve boundaries.

NK:MW:NN:CH:EJ

  
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Nathan Kogon, AICP, Assistant Director  
Development Services Division  
Miami-Dade County Department of  
Regulatory and Economic Resources



# ZONING RECOMMENDATION ADDENDUM

More Panas LLC  
PH: Z14-085

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	No objection*
Platting and Traffic Review Section (RER)	No objection*
Parks, Recreation and Open Spaces	No objection
Police	No objections
Fire Rescue	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

## COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

<b>Business and Office</b> (Page I-40)	<p>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways.</p> <p>In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic</p>
<b>Policy LU-4A</b> (Page I-11)	<p>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</p>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>Section 33-311(A)(3)</b> <b>Special Exception, Unusual and New Uses.</b>	<p>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</p> <p>In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational</p>
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## ZONING RECOMMENDATION ADDENDUM

More Panas LLC  
PH: Z14-085

	<i>factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic.</i>
<b>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</b>	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for <b>non-use variances</b> from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>



**1. MORE PANAS, LLC.**  
**(Applicant)**

**15-7-CZ11-1 (14-85)**  
**Area 11/District 11**  
**Hearing Date: 07/21/15**

Property Owner (if different from applicant)

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

Disclosure of interest form attached? Yes ☒ No ☐

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1987	Jose Jendi Tr.	Zone change from GU to BU-1A P.U.P.	BCC	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# Memorandum



**Date:** May 14, 2015

**To:** Jack Osterholt, Deputy Mayor/Director  
Department of Regulatory and Economic Resources

**From:** Jose Gonzalez, P.E.  
Department of Regulatory and Economic Resources

**Subject:** C-11 #Z2014000085-2<sup>nd</sup> Revision  
More Panas LLC  
south of SW 52<sup>nd</sup> Street, between SW 158<sup>th</sup> Avenue and SW 157<sup>th</sup>  
Avenue  
Unusual Use to permit a nursing facility  
(BU-1A) (9.36 Acres)  
20-54-39

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" line of the memorandum.

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

## Wellfield Protection

The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development within the wellfield protection area.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by Section 24-43(5)(a) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

## Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be



permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

#### Stormwater Management

DERM has completed its review of the proposed fill encroachment for the referenced project, as required in Section 24-48.2(II)(B)(9) of the Code, and finds it approvable. Pursuant to the information submitted, DERM has concluded that the proposed surface water management area calculated for fill encroachment complies with the Bird Drive Basin Fill Encroachment and Water Management Criteria.

DERM final approval is subject to the following conditions:

1. A covenant running with the land binding present and future owners must be executed and submitted to DERM Water Control Section. The covenant must reserve a minimum total surface water management area of 2.02 acres (0.79 acre Tree Preserve, 0.82 acre Dry Retention and 0.41 acre Archeological site, based on the proposed site grading plan signed and sealed by Oscar Robayna, P.E. dated April 16<sup>th</sup>, 2015). Said covenant and accompanying storm water area management plan, must be submitted after preliminary approval of the plans by the Coastal & Wetlands Resources Section of DERM and prior to issuance of the Class IV Permit or final plat approval. Please call the Water Control Section of DERM at 305-372-6681 for specific instruction when submitting the draft covenant for review prior to execution.
2. The site, with exception of the proposed water management area, shall be filled to minimum County Flood Criteria or +8.5 feet NGVD.
3. No encroachment by fill or any use other than drainage is allowed in the designated surface water management areas (set-aside area).
4. Applicant must provide a berm with minimum elevation of 9.75 feet N.V.G.D along the filled area or equivalent grading to match the required berm elevation at all roadway entrances.

#### Wetlands

Class IV Wetlands Permit 2007-CLIV-PER-00106 was issued for this property on October 30, 2008 and authorized the impact to 8.55 acres of wetlands. The total project is 10 acres (8.55 acres of wetland impacts, 0.79 acres of a tree island preserve area located on the northwest part of the site and a 0.66 acre archaeological preservation area located on the northeast side of the property). A covenant running with the land in favor of Miami Dade County for the protection and management of the tree island and surrounding buffer area was approved by the Miami Dade Board of County Commissioners and recorded on November 21, 2008.

Please be advised that a review of aerial photographs in combination with an on-site inspection performed by staff on May 13, 2015 revealed that the work on the site had not been completed; therefore the site remains undeveloped.

Class IV Wetlands Permit 2007-CLIV-PER-00106 expired on October 30, 2010; therefore, a new Class IV Wetlands Permit and compliance with the North Trail/Bird Drive Everglades Basin Ordinance,

including plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work can be done on the subject property. These criteria require on-site stormwater management and a mitigation contribution to fund off-site mitigation to compensate for wetland values lost as a result of the proposed project.

DERM has no objection to this application provided the applicant acquires all permits prior to the initiation of any work on the subject property. DERM has reviewed the plans submitted with this application (received on May 1, 2015), which depict the archeological site (0.407 acres) and the tree island preserve area (0.79 acres) and buffer. Please be advised that the 26 foot landscape area located along the northwest and north part of the site must not impact the tree island preserve area.

Please contact the Coastal and Wetland Resources Section at (305) 372-6585 for additional information concerning requirements pertaining to the Miami-Dade County Class IV Wetlands Permit.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

#### Tree Preservation

The subject property revealed the presence of tree resources and contains wetlands, as well as a tree island preserve area located on the northwest and an archeological site located on the northeast part of the site. The landscape plans submitted with this application dated August 4<sup>th</sup> 2014, depict the preservation of two specimen-sized (trunk diameter 18 inches or greater) and one non specimen-sized *Ficus aurea* trees within the tree island preserve area and the archaeological site. Please note that these trees will be included under the regulations for the tree island preserve area and the archaeological site. All other tree resources on the site will be regulated through a Class IV Wetlands Permit.

#### Enforcement History

The subject property has no open and one (1) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

#### Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Nathan Kogon, Department of Regulatory and Economic Resources

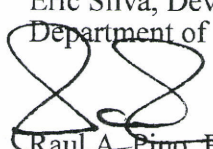


# Memorandum



**Date:** May 7, 2015

**To:** Eric Silva, Development Coordinator  
Department of Regulatory and Economic Resources

**From:**   
Raul A. Pino, PLS, Chief  
Platting and Traffic Review Section  
Department of Regulatory and Economic Resources

**Subject:** Z2014000085  
Name: More Panas, LLC  
Location: South of SW 52 Street between SW 158 Avenue and SW 157 Avenue  
Section 20 Township 54 South Range 39 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections subject to the following:

- 15-foot minimum turning radius required throughout site
- Eliminate first six parking spaces north of driveway entering site off of SW 157 Avenue
- Median modifications require the review and approval of the Department of Public Works and Waste Management Traffic Engineering Division

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **60 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9112	Bird Dr w/o SW 147 Ave to SW 157 Ave	B	C
9275	SW 56 St w/o SW 147 Ave to SW 152 Ave	B	B
9664	SW 72 St w/o SW 147 Ave to SW 152 Ave	C	C
9856	SW 157 Ave n/o Kendall Dr to SW 72 St	D	D
9665	SW 72 St w/o SW 147 Ave to SW 152 Ave	C	C

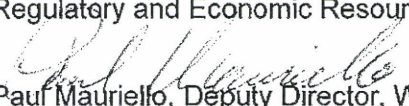
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

# Memorandum



**Date:** August 18, 2014

**To:** Eric Silva, Development Coordinator  
Regulatory and Economic Resources Department

**From:**   
Paul Mauriello, Deputy Director, Waste Operations  
Public Works and Waste Management Department

**Subject:** More Panas, LLC (#14\_085)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

**Application:** *More Panas, LLC* is requesting an unusual use to permit a nursing home facility on the property, zoned in a Limited Business District (BU-1A).

**Size:** The subject property is approximately 9.36 acres.

**Location:** The subject property is generally located south of SW 52<sup>nd</sup> Street, between SW 158<sup>th</sup> Avenue and SW 157<sup>th</sup> Avenue, in Miami-Dade County, Florida.

## **Analysis:**

### 1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 25, 2013, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

### 2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the nursing home facility proposed on the property will be considered development for a multi-family residential establishment. Per the Code, the following is required of multi-family residential establishments located in unincorporated Miami-Dade County:



"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service, once the building is developed.

### 3. Recycling

Regarding multi-family units, **Section 15-2.2a** of the Code requires "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below."

- 1) Newspaper
- 2) Glass (flint, emerald, amber)
- 3) Aluminum cans
- 4) Steel cans
- 5) Plastics (PETE, HDPE-natural, HDPE-colored)

**Section 15-2.2b** of the Code states the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are **strongly** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305 514-6666.

### 4. Waste Storage/Setout Considerations

**Section 15-4** of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

### 5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved

More Panas, LLC  
Page 3

(between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.




# Memorandum



**Date:** October 1, 2014

**To:** Jack Osterholt, Director/Deputy Mayor  
Department of Regulatory and Economic Resources

**From:** Ysela Llort, Director  
Miami-Dade Transit 

**Subject:** FY15 Blanket Concurrency Approval for Transit

---

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the August 2014 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in Policy MT-1A of the County's Comprehensive Development Master Plan for Miami-Dade County.

With this memo we re-authorize your Department to review and approve concurrency applications in all areas of unincorporated Miami-Dade County.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2014 to September 30, 2015, or until canceled by written notice from my office.

Should your staff need further assistance with mass transit concurrency information, they may contact Nilia Cartaya, Principal Planner, in our Department. Thank you for your continued cooperation on these important matters.

c: Albert A. Hernandez, P.E., MDT  
Monica D. Cejas, P.E., MDT  
Gerald E. Bryan, MDT  
Eric Zahn, MDT  
Nilia Cartaya, MDT  
Douglas K. Robinson, MDT  
Jaqueline Carranza, MDT  
Mark R. Woerner, RER  
Helen A. Brown, RER

# Memorandum



**Date:** June 1, 2015

**To:** Nathan Kogon, Assistant Director  
Development Services Division (RER)

**From:** Jeff B. Ransom, County Archaeologist  
Office of Historic Preservation (RER) JR

**Subject:** Club at Kendall Development - West Kendall Archaeological Zone  
Conditions of Approval - Certificate to Dig Permit 2014-49-CTD

The West Kendall Archaeological Zone was designated in 1983 by the Miami-Dade County Historic Preservation Board. As per Chapter 16A of Miami-Dade County Ordinance 81-13, any proposed ground disturbing activities within the zone or "archaeological preserve" shall be subject to review by the Miami-Dade County Office of Historic Preservation. Due to the existence of unmarked human remains, the following conditions of approval for the subject Certificate to Dig and proposed development were drafted by the Miami-Dade County Office of Historic Preservation in close coordination with the Tribal Historic Preservation Office of the Seminole Tribe of Florida and the Florida Department of State, Bureau of Archaeological Research:

- 1) A professional archaeologist shall be present during all ground disturbing activities.
- 2) A 20 foot buffer abutting the west and south boundaries of the archaeological preserve shall be established and staked out.
- 3) Prior to any ground disturbing activities, a temporary plastic construction fence shall be placed along the 20 foot buffer line abutting the west and south boundaries of the archaeological preserve and along the north (SW 52 St) and east (SW 157 Ave) boundaries of the archaeological preserve.
- 4) All efforts shall be made to remove surface trash and debris from both the project area and designated archaeological preserve.
- 5) Mechanical removal with an excavator shall be allowed for heavy trash and debris without disturbing the subsurface. The excavator or heavy machinery shall be operated from the street and shall not enter the archaeological preserve or project area.
- 6) All vegetation within the project area shall be cleared and removed by hand.
- 7) After clearing of vegetation, re-deposited midden and soils within the project area shall be mechanically scraped down to bedrock using a bulldozer blade while simultaneously removing visible trash and debris.
- 8) Re-deposited midden and soils shall immediately be moved to the archaeological preserve with a loader. The removed re-deposited midden and soils shall not be raked, sorted, or gone through for the purpose of recovering human remains.
- 9) Only re-deposited midden and soils from areas known to contain human remains (based on archaeological evidence) shall be used to cap the archaeological preserve.
- 10) Once bedrock is exposed, each solution hole shall be probed and excavated to determine if human remains or significant cultural deposits exist. If human remains are encountered, the provisions of State Statute 875.02, Florida's Unmarked Human Burial Law, shall apply. All work in the immediate area shall cease and the State Archaeologist notified. All human remains and burial items shall be reburied in the designated archaeological preserve.
- 11) Heavy equipment, machinery, or construction supplies may not be stored within the archaeological preserve or 20 ft buffer zone.
- 12) After the archaeological preserve and buffer zone are capped with re-deposited midden and soils, both areas shall be capped with clean fill or topsoil as soon as is practical to avoid erosion and sodded to create a passive green space.
- 13) A revised legal description for the archaeological preserve, including the 20 ft buffer zone, shall be provided for the purpose of amending the designated archaeological preserve boundaries.



# Memorandum

MIAMI-DADE  
COUNTY

**Date:** April 16, 2015

**To:** Jack Osterholt, Deputy Mayor  
Director, Regulatory and Economic Resources Department

**From:** Maria I. Nardi, Chief *M. I. N.*  
Planning and Research Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2014000085: MORE PANAS LLC  
Revised Plans Submitted Dated 4/7/2015

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**Application Name:** MORE PANAS LLC

**Project Location:** The site is located at the SW CORNER OF SW 52 ST & SW 157 AVE, Miami-Dade County.

**Proposed Development:** The request is for an unusual use for a 150-bed nursing home facility.

**Impact and demand:** This application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

**Recommendation:** PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, PROS Park Planning Section Supervisor



# Memorandum

**Date:** 28-AUG-14

**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources

**From:** Dave Downey, Fire Chief  
Miami-Dade Fire Rescue Department

**Subject:** Z2014000085

## Fire Prevention Unit:

This memo supersedes MDFR memorandum dated August 27, 2014.

### OBJECTIONS:

Applicant must provide 50 ft outside turning radius at entry circle and provide 13'6" minimum height for covered driveway with Zoning application received date of 08/06/2014.

## Service Impact/Demand

Development for the above Z2014000085  
located at Swc OF SW 52 st & sw 157 AVE, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid \_\_\_\_\_ is proposed as the following:

N/A	dwelling units	N/A	square feet
<u>residential</u>		<u>industrial</u>	
N/A	square feet	N/A	square feet
<u>Office</u>		<u>institutional</u>	
9,000	square feet	92,982	square feet
<u>Retail</u>		<u>nursing home/hospitals</u>	

Based on this development information, estimated service impact is: 65 alarms-annually.  
The estimated average travel time is: 7:10 minutes

## Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 37 - West Bird - 4200 SW 142 Avenue  
Rescue, ALS Engine

## Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

## Fire Planning Additional Comments

Current service impact calculated based on plans. Substantial changes to the plans will require additional service impact analysis.



DATE: 27-MAY-15  
REVISION 1

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND  
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

MORE PANAS LLC

The southwest corner OF SW 52 St  
& SW 157 Ave, MIAMI-DADE  
COUNTY, FLORIDA.

---

APPLICANT

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ADDRESS

Z2014000085

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HEARING NUMBER

**HISTORY:**

NC OPEN: THERE ARE NO OPEN NEIGHBORHOOD REGULATIONS CASES  
NC CLOSED: NEIGHBORHOOD REGULATIONS CASE #201412006940, WAS OPENED ON  
OCTOBER 21, 2014, FOR FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL  
DISTRICT [FAILURE TO MAINTAIN PERIMETER ABUTTING IMPROVED PROPERTY AND/OR  
ROADS; A 10-FOOT BUFFER MUST BE CUT ALONG THE PERIMETER OF THE PROPERTY].  
CIVIL VIOLATION NOTICE #T050928, WAS ISSUED ON DECEMBER 5, 2014 FOR NON-  
COMPLIANCE. THE PROPERTY WAS CLEARED AND THE CITATION HAS BEEN PAID. THE  
CASE HAS BEEN CLOSED.

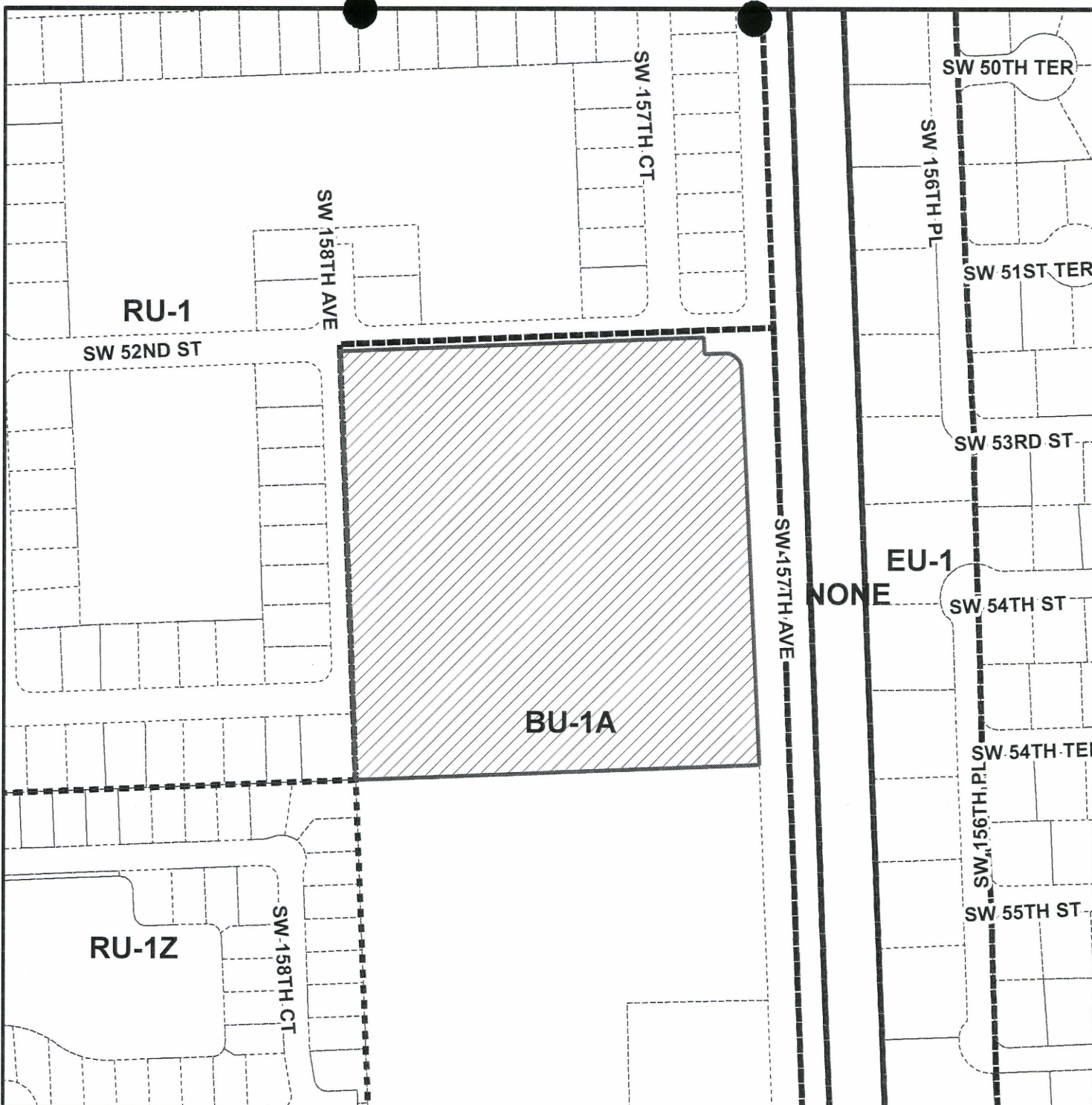
BLDG: THERE ARE NO CURRENT OPEN OR CLOSED BUILDING SUPPORT REGULATIONS  
CASES

MORE PANAS LLC

**OUTSTANDING FINES, PENALTIES, COST OR LIENS  
INCURRED PURSUANT TO CHAPTER 8CC:**

AS OF MAY 27, 2015, THERE ARE NO OUTSTANDING LIENS, FEE, or FINES

**REPORTER NAME:**



**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2014000085**

Section: 20 Township: 54 Range: 39  
Applicant: MORE PANAS LLC  
Zoning Board: C11  
Commission District: 11  
Drafter ID: F. Arencibia  
Scale: NTS

**Legend**

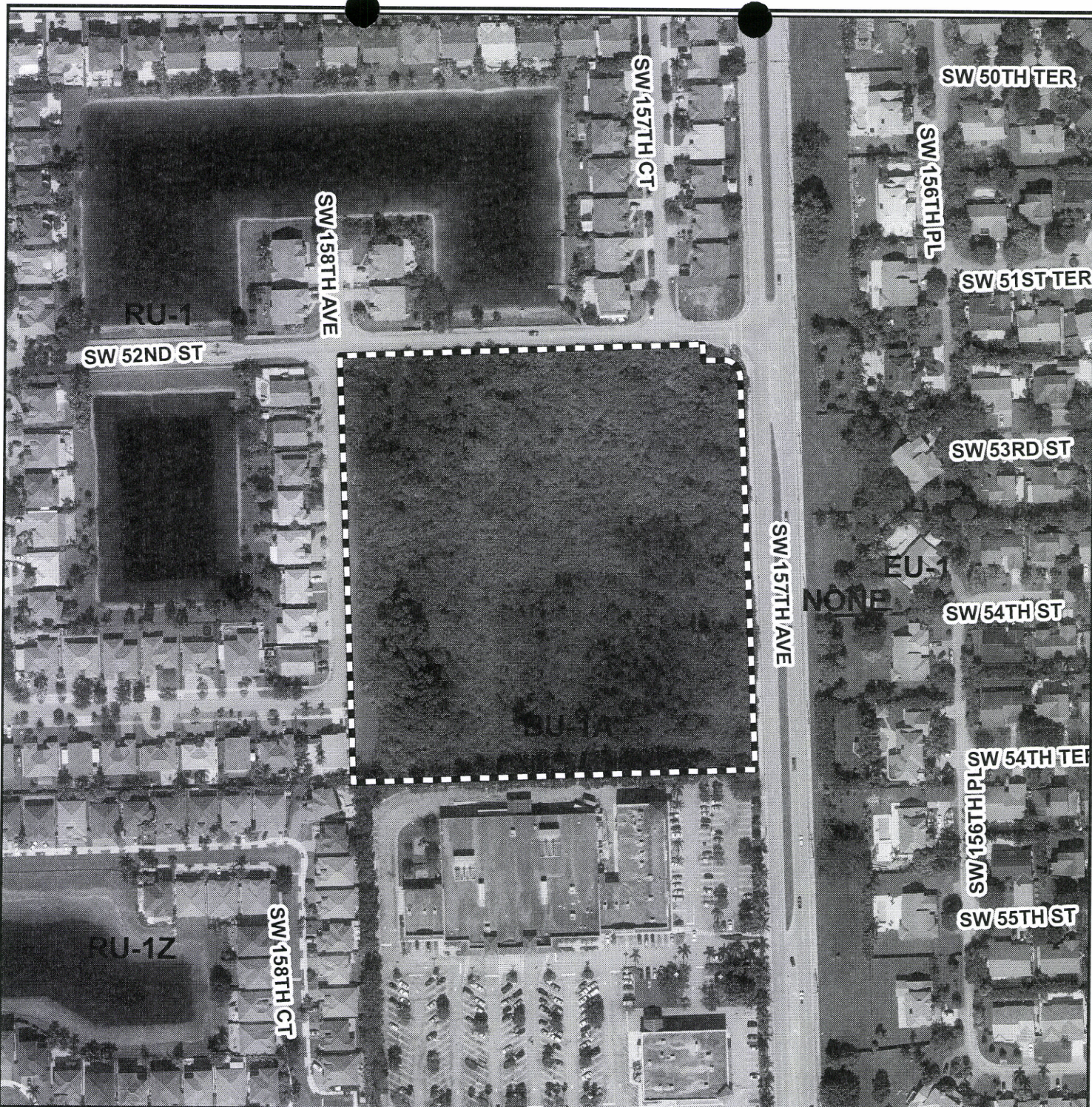
-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY
		22








**MIAMI-DADE COUNTY**  
AERIAL YEAR 2014

Process Number  
**Z2014000085**

Section: 20 Township: 54 Range: 39  
Applicant: MORE PANAS LLC  
Zoning Board: C11  
Commission District: 11  
Drafter ID: F. Arencibia  
Scale: NTS

**Legend**

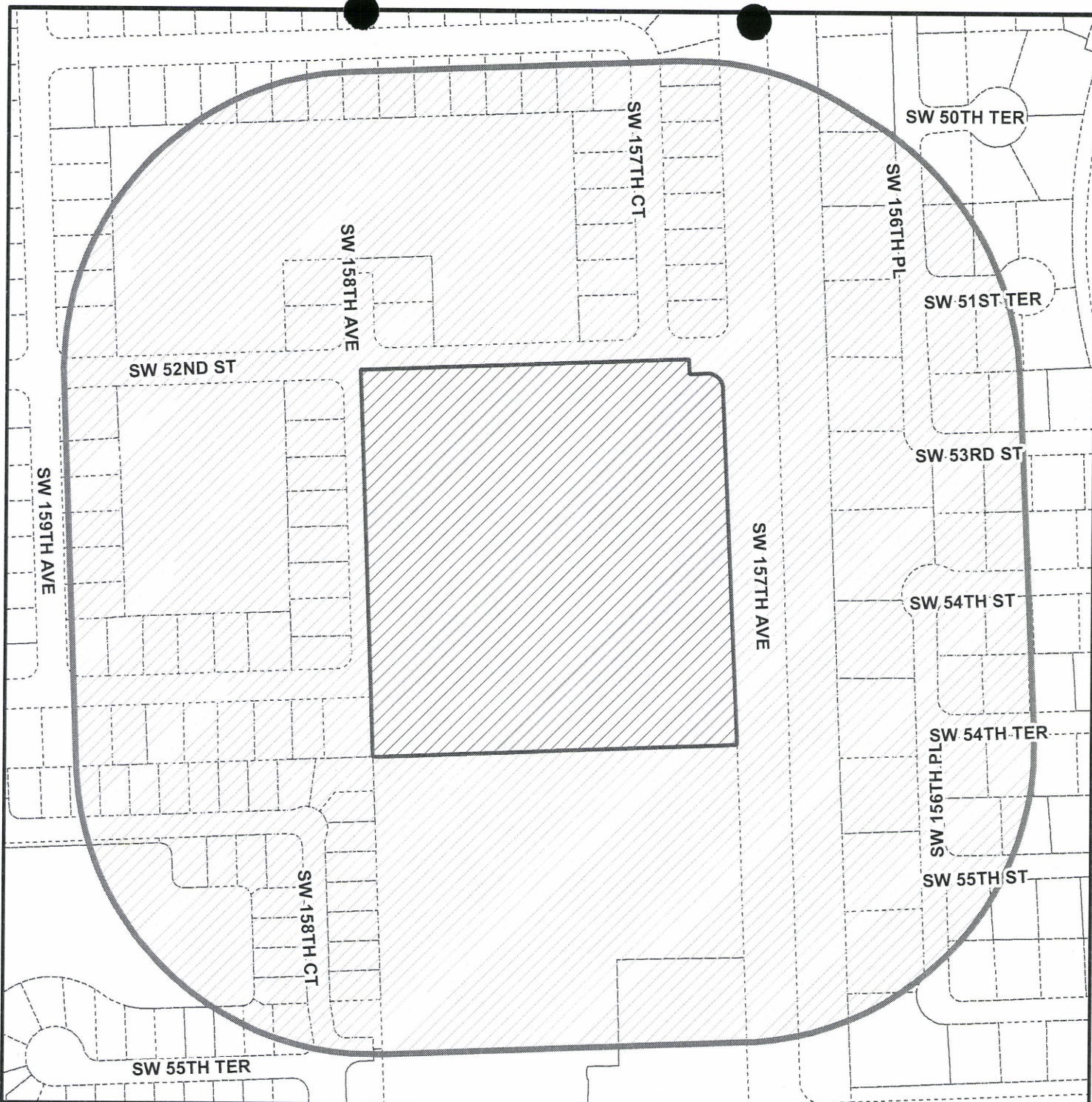
-  MDC STL Index Poly
-  Subject Property
-  Zoning



SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY
		23








**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 20 Township: 54 Range: 39  
Applicant: MORE PANAS LLC  
Zoning Board: C11  
Commission District: 11  
Drafter ID: F. Arencibia  
Scale: NTS

Process Number  
**Z2014000085**  
RADIUS: 500

**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



**MIAMI-DADE**  
**COUNTY**

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY
		24







**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2014000085**

Section: 20 Township: 54 Range: 39  
 Applicant: MORE PANAS LLC  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: F. Arencibia  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY





Miami-Dade County  
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2014000085

BOARD: C11

LOCATION OF SIGN: The southwest corner OF SW 52 St & SW 157 Ave, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 29-JUN-15

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

SIGNATURE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

CLEVELAND THOMPSON



### PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



#2

**HEARING NUMBER: Z2014000085**

**BOARD:** C11

**LOCATION OF SIGN:** The southwest corner OF SW 52 St & SW 157 Ave, MIAMI-DADE COUNTY, FLORIDA.

## Miami Dade County, Florida

Date of Posting: 29-JUN-15

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

Charles Shaper

**PRINT NAME:**

**CLEVELAND THOMPSON**

HEARING NO. 15-7-CZ11-1 (14-85)

20-54-39  
Council Area 11  
Comm. Dist. 11

APPLICANT: MORE PANAS, LLC

- (1) UNUSUAL USE to permit a nursing home.
- (2) NON-USE VARIANCE to permit a wall with a height of 6' within the front & side street setbacks (4' high maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "SW 157<sup>th</sup> Avenue and 52<sup>nd</sup> Street" as prepared by Robayna and Associates, Inc., consisting of 10 sheets and plans entitled "The Club at Kendall" as prepared by Architectural Concepts, Inc., consisting of 4 sheets, all sheets dated stamped received 5/1/15 for a total of 14 sheets. Plans may be modified at public hearing.

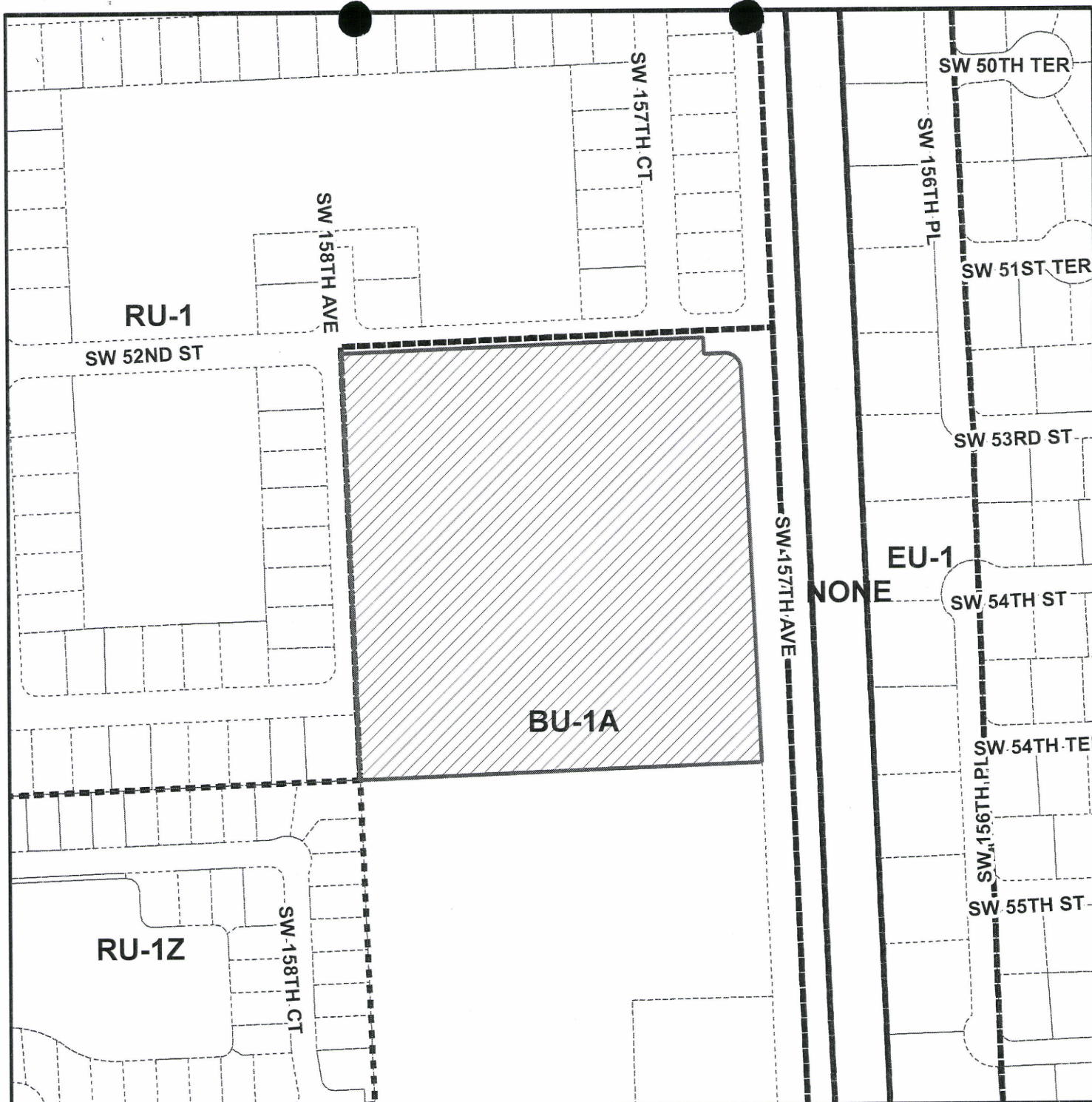
LOCATION: The SW corner of SW 52 Street & SW 157 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 9.36 Acres

PRESENT ZONING: BU-1A (Business-Limited)

AB







**MIAMI-DADE COUNTY**  
HEARING MAP

Process Number  
**Z2014000085**

Section: 20 Township: 54 Range: 39  
Applicant: MORE PANAS LLC  
Zoning Board: C11  
Commission District: 11  
Drafter ID: F. Arencibia  
Scale: NTS

**Legend**

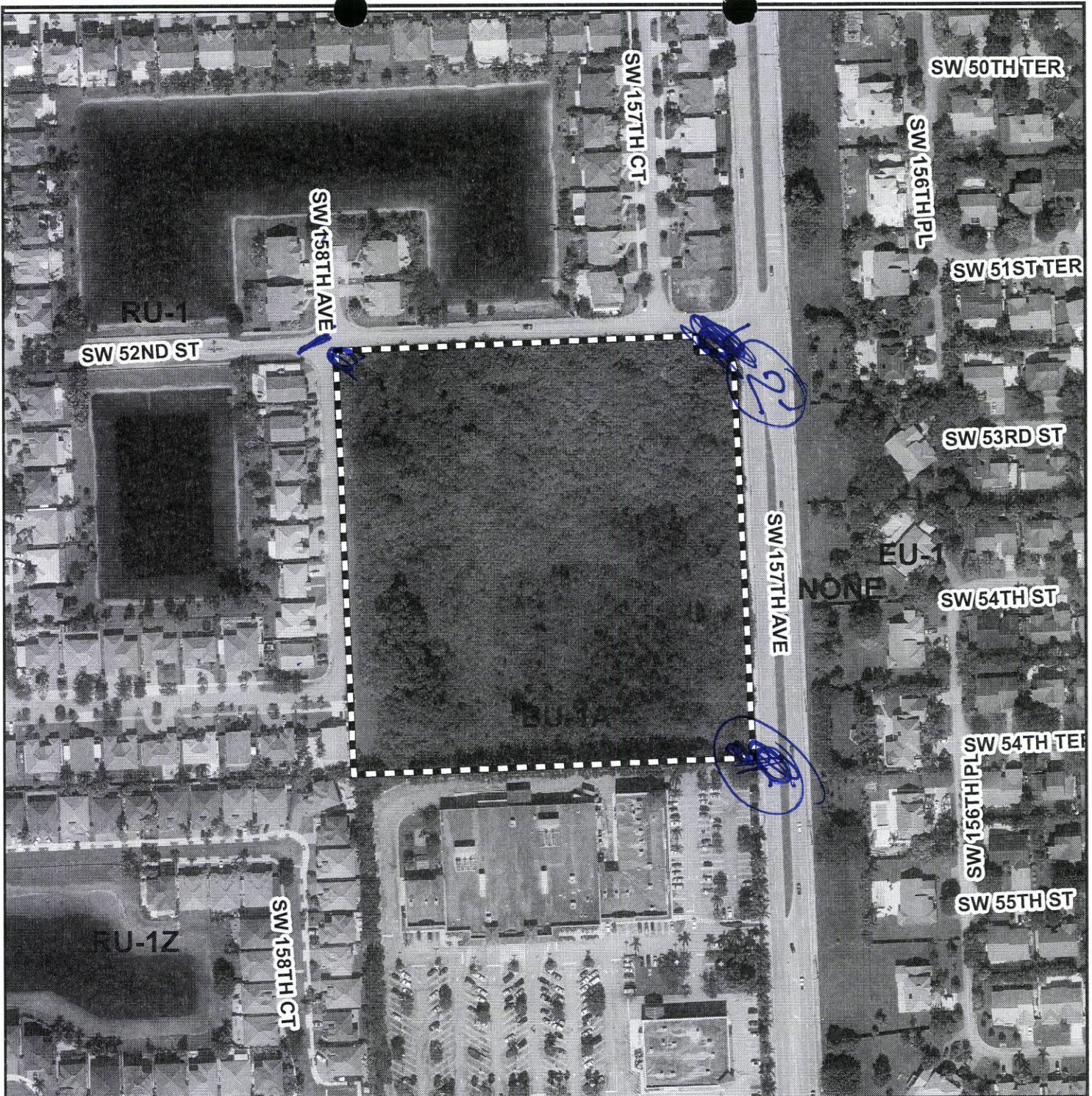
-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY








**MIAMI-DADE COUNTY**  
AERIAL YEAR 2014

Process Number  
**Z2014000085**

**Legend**

-  MDC STL Index Poly
-  Subject Property
-  Zoning



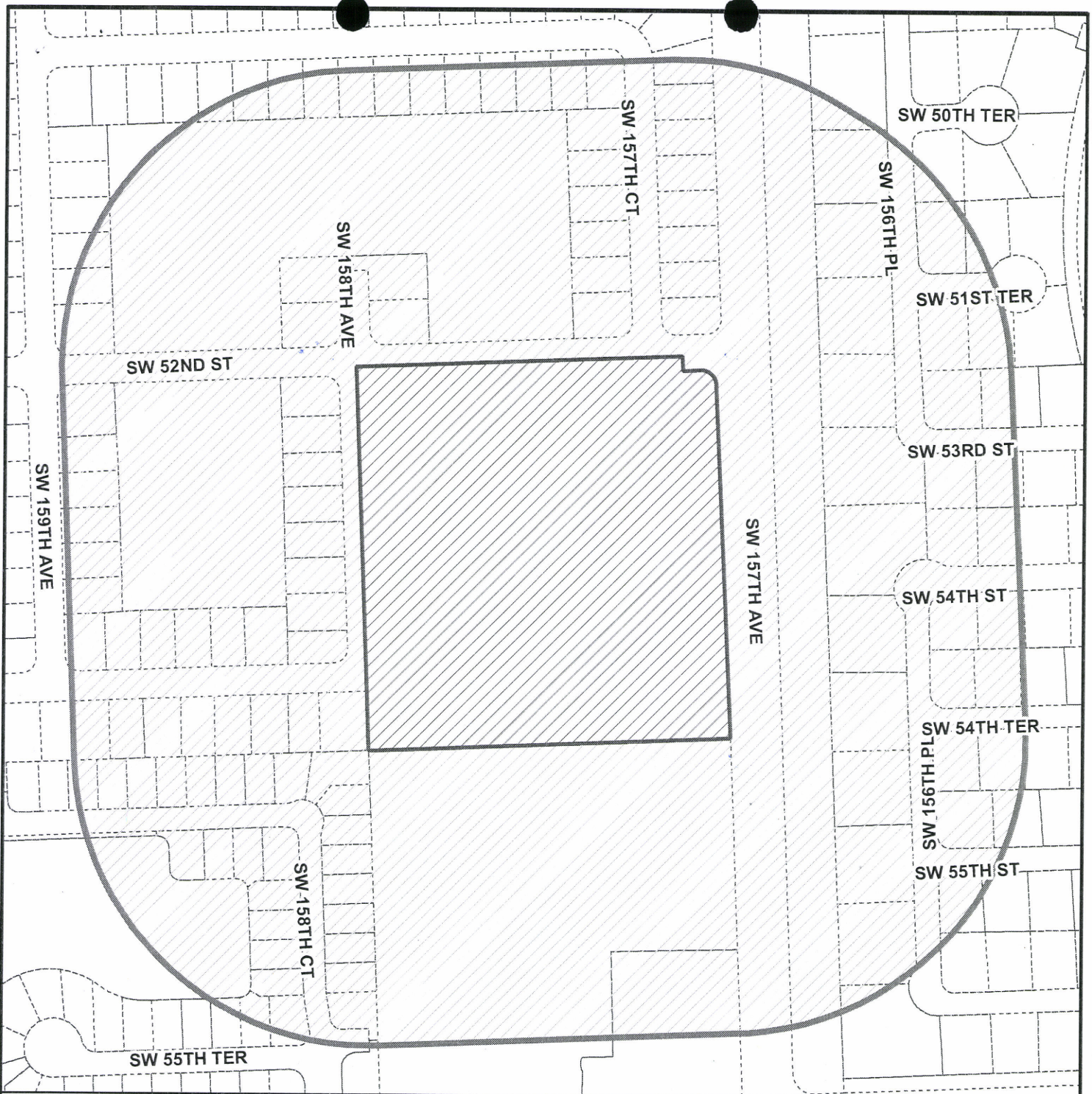
Section: 20 Township: 54 Range: 39  
Applicant: MORE PANAS LLC  
Zoning Board: C11  
Commission District: 11  
Drafter ID: F. Arencibia  
Scale: NTS



SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY








**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 20 Township: 54 Range: 39  
Applicant: MORE PANAS LLC  
Zoning Board: C11  
Commission District: 11  
Drafter ID: F. Arencibia  
Scale: NTS

Process Number  
**Z2014000085**  
RADIUS: 500

**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



**MIAMI-DADE**  
**COUNTY**

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY






**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number

**Z2014000085**

Section: 20 Township: 54 Range: 39  
 Applicant: MORE PANAS LLC  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: F. Arencibia  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY





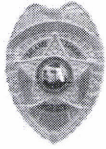
**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2014000085 - More Panas LLC**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



**EMERGENCY**

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
<b>1577</b>	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	4	1	1
	41 SICK OR INJURED PERSON	11	12	14
	44 ATTEMPTED SUICIDE	1	0	0
	49 FIRE	0	1	1
<b>TOTAL FOR GRID 1577</b>		<b>17</b>	<b>14</b>	<b>16</b>
<b>1578</b>	15 MEET AN OFFICER	0	0	1
	17 TRAFFIC ACCIDENT	2	10	6
	32 ASSAULT	0	1	0
	41 SICK OR INJURED PERSON	15	17	30
	44 ATTEMPTED SUICIDE	0	1	0
	49 FIRE	1	0	1
<b>TOTAL FOR GRID 1578</b>		<b>23</b>	<b>29</b>	<b>38</b>
<b>1620</b>	15 MEET AN OFFICER	0	1	0
	17 TRAFFIC ACCIDENT	1	2	1
	41 SICK OR INJURED PERSON	5	8	17
	44 ATTEMPTED SUICIDE	0	1	0
	48 EXPLOSION	0	1	0
<b>TOTAL FOR GRID 1620</b>		<b>6</b>	<b>13</b>	<b>18</b>
<b>1621</b>	15 MEET AN OFFICER	0	0	1
	17 TRAFFIC ACCIDENT	1	1	2
	26 BURGLARY	0	0	1
	29 ROBBERY	0	0	1
	32 ASSAULT	0	0	2
	41 SICK OR INJURED PERSON	10	7	13
	48 EXPLOSION	1	0	0
	49 FIRE	0	2	0
<b>TOTAL FOR GRID 1621</b>		<b>12</b>	<b>10</b>	<b>20</b>
		Reported: 14	Reported: 18	Reported: 16
		Not Reported: 44	Not Reported: 48	Not Reported: 76
<b>TOTAL EMERGENCY</b>		<b>58</b>	<b>66</b>	<b>92</b>





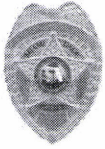
**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2014000085 - More Panas LLC**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



**PRIORITY**

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
<b>1577</b>	14 CONDUCT INVESTIGATION	1	5	0
	26 BURGLARY	1	3	1
	32 ASSAULT	1	1	0
	34 DISTURBANCE	3	0	3
	49 FIRE	0	1	1
<b>TOTAL FOR GRID 1577</b>		<b>6</b>	<b>10</b>	<b>5</b>
<b>1578</b>	14 CONDUCT INVESTIGATION	2	3	5
	15 MEET AN OFFICER	0	1	0
	17 TRAFFIC ACCIDENT	0	2	1
	26 BURGLARY	1	2	2
	32 ASSAULT	1	4	2
	34 DISTURBANCE	2	6	6
	49 FIRE	1	0	2
<b>TOTAL FOR GRID 1578</b>		<b>7</b>	<b>18</b>	<b>18</b>
<b>1620</b>	14 CONDUCT INVESTIGATION	1	2	3
	15 MEET AN OFFICER	1	1	0
	26 BURGLARY	0	1	1
	27 LARCENY	1	0	1
	32 ASSAULT	1	3	1
	34 DISTURBANCE	1	8	2
	47 BOMB OR EXPLOSIVE ALERT	0	0	1
	49 FIRE	1	1	0
<b>TOTAL FOR GRID 1620</b>		<b>6</b>	<b>16</b>	<b>9</b>
<b>1621</b>	14 CONDUCT INVESTIGATION	0	2	3
	26 BURGLARY	1	1	3
	32 ASSAULT	1	2	3
	34 DISTURBANCE	4	3	5
	47 BOMB OR EXPLOSIVE ALERT	0	1	0
	49 FIRE	0	1	0
<b>TOTAL FOR GRID 1621</b>		<b>6</b>	<b>10</b>	<b>14</b>
		Reported: 12	Reported: 16	Reported: 9
		Not Reported: 13	Not Reported: 38	Not Reported: 37
<b>TOTAL PRIORITY</b>		<b>25</b>	<b>54</b>	<b>46</b>



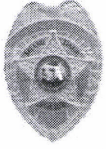


**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2014000085 - More Panas LLC**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



**ROUTINE**

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
<b>1577</b>	13 SPECIAL INFORMATION/ASSIGNMENT	11	24	23
	14 CONDUCT INVESTIGATION	18	38	33
	15 MEET AN OFFICER	2	1	0
	17 TRAFFIC ACCIDENT	21	27	4
	18 HIT AND RUN	2	5	1
	19 TRAFFIC STOP	8	17	5
	20 TRAFFIC DETAIL	2	11	2
	21 LOST OR STOLEN TAG	0	1	5
	22 AUTO THEFT	4	3	1
	25 BURGLAR ALARM RINGING	77	115	150
	26 BURGLARY	9	20	32
	27 LARCENY	7	7	4
	28 VANDALISM	1	1	4
	29 ROBBERY	0	1	0
	32 ASSAULT	3	5	2
	33 SEX OFFENSE	0	2	1
	34 DISTURBANCE	20	33	44
	36 MISSING PERSON	1	3	0
	37 SUSPICIOUS VEHICLE	3	7	15
	38 SUSPICIOUS PERSON	3	2	2
	39 PRISONER	0	0	1
	41 SICK OR INJURED PERSON	4	5	3
	43 BAKER ACT	3	1	4
	45 DEAD ON ARRIVAL	1	2	1
	49 FIRE	1	0	1
	52 NARCOTICS INVESTIGATION	0	3	3
	54 FRAUD	3	4	7
<b>TOTAL FOR GRID 1577</b>		<b>204</b>	<b>338</b>	<b>348</b>
<b>1578</b>	13 SPECIAL INFORMATION/ASSIGNMENT	21	31	45
	14 CONDUCT INVESTIGATION	31	62	58
	15 MEET AN OFFICER	3	3	3
	16 D.U.I.	0	0	1
	17 TRAFFIC ACCIDENT	25	55	56
	18 HIT AND RUN	6	8	8
	19 TRAFFIC STOP	17	59	28
	20 TRAFFIC DETAIL	5	21	5
	21 LOST OR STOLEN TAG	1	2	3
	22 AUTO THEFT	0	1	3
	25 BURGLAR ALARM RINGING	66	135	93

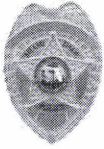


**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2014000085 - More Panas LLC**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
<b>1578</b>	26 BURGLARY	9	15	19
	27 LARCENY	8	19	14
	28 VANDALISM	5	6	5
	29 ROBBERY	0	0	1
	32 ASSAULT	7	10	14
	34 DISTURBANCE	32	61	90
	36 MISSING PERSON	1	4	5
	37 SUSPICIOUS VEHICLE	5	9	6
	38 SUSPICIOUS PERSON	3	6	6
	39 PRISONER	2	4	2
	41 SICK OR INJURED PERSON	6	7	9
	43 BAKER ACT	3	1	2
	44 ATTEMPTED SUICIDE	0	1	1
	45 DEAD ON ARRIVAL	0	1	3
	52 NARCOTICS INVESTIGATION	3	11	2
	54 FRAUD	5	16	20
<b>TOTAL FOR GRID 1578</b>		<b>264</b>	<b>548</b>	<b>502</b>
<b>1620</b>	13 SPECIAL INFORMATION/ASSIGNMENT	10	26	23
	14 CONDUCT INVESTIGATION	19	32	46
	15 MEET AN OFFICER	3	3	3
	17 TRAFFIC ACCIDENT	11	26	10
	18 HIT AND RUN	1	0	6
	19 TRAFFIC STOP	8	25	13
	20 TRAFFIC DETAIL	12	10	3
	21 LOST OR STOLEN TAG	0	2	4
	22 AUTO THEFT	0	3	1
	25 BURGLAR ALARM RINGING	38	68	45
	26 BURGLARY	10	15	14
	27 LARCENY	14	7	7
	28 VANDALISM	1	2	0
	29 ROBBERY	0	2	0
	32 ASSAULT	4	7	4
	33 SEX OFFENSE	0	2	0
	34 DISTURBANCE	25	29	39
	36 MISSING PERSON	0	2	1
	37 SUSPICIOUS VEHICLE	3	11	9
	38 SUSPICIOUS PERSON	3	8	7
	41 SICK OR INJURED PERSON	4	7	8
	43 BAKER ACT	2	4	1
	44 ATTEMPTED SUICIDE	0	1	0

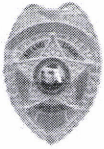




**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2014000085 - More Panas LLC**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1620	45 DEAD ON ARRIVAL	0	3	1
	52 NARCOTICS INVESTIGATION	3	5	5
	54 FRAUD	8	6	11
<b>TOTAL FOR GRID 1620</b>		<b>179</b>	<b>306</b>	<b>261</b>
1621	13 SPECIAL INFORMATION/ASSIGNMENT	9	9	39
	14 CONDUCT INVESTIGATION	27	32	41
	15 MEET AN OFFICER	2	1	2
	17 TRAFFIC ACCIDENT	8	4	9
	18 HIT AND RUN	0	4	0
	19 TRAFFIC STOP	8	8	12
	20 TRAFFIC DETAIL	1	1	4
	21 LOST OR STOLEN TAG	1	2	1
	22 AUTO THEFT	3	3	1
	25 BURGLAR ALARM RINGING	50	106	104
	26 BURGLARY	16	12	37
	27 LARCENY	6	7	8
	28 VANDALISM	3	4	6
	32 ASSAULT	6	3	5
	33 SEX OFFENSE	1	0	0
	34 DISTURBANCE	23	39	60
	36 MISSING PERSON	4	2	13
	37 SUSPICIOUS VEHICLE	3	4	4
	38 SUSPICIOUS PERSON	1	1	1
	39 PRISONER	0	2	2
	41 SICK OR INJURED PERSON	6	6	10
	43 BAKER ACT	19	6	12
	45 DEAD ON ARRIVAL	0	1	3
	49 FIRE	0	1	1
	52 NARCOTICS INVESTIGATION	4	2	5
	54 FRAUD	6	8	3
<b>TOTAL FOR GRID 1621</b>		<b>207</b>	<b>268</b>	<b>383</b>
		Reported: 448	Reported: 715	Reported: 719
		Not Reported: 406	Not Reported: 745	Not Reported: 775
<b>TOTAL ROUTINE</b>		<b>854</b>	<b>1460</b>	<b>1494</b>
<b>GRAND TOTAL</b>		<b>937</b>	<b>1580</b>	<b>1632</b>



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
Report Filters



**Complaint Date Range:** Jan 1, 2014 - Dec 31, 2014

**Grid:** 1620, 1621, 1577, 1578

**Signal:** 13 SPECIAL INFORMATION/ASSIGNMENT, 14 CONDUCT INVESTIGATION, 15 MEET AN OFFICER, 16 D.U.I., 17 TRAFFIC ACCIDENT, 18 HIT AND RUN, 19 TRAFFIC STOP, 20 TRAFFIC DETAIL, 21 LOST OR STOLEN TAG, 22 AUTO THEFT, 23 CLEARANCE CHECK, 24 COMPLETE CHECK, 25 BURGLAR ALARM RINGING, 26 BURGLARY, 27 LARCENY, 28 VANDALISM, 29 ROBBERY, 30 SHOOTING, 31 HOMICIDE, 32 ASSAULT, 33 SEX OFFENSE, 34 DISTURBANCE, 35 INTOXICATED PERSON - MYERS ACT, 36 MISSING PERSON, 37 SUSPICIOUS VEHICLE, 38 SUSPICIOUS PERSON, 39 PRISONER, 40 SUBJECT POSSIBLY WANTED, 41 SICK OR INJURED PERSON, 42 AMBULANCE, 43 BAKER ACT, 44 ATTEMPTED SUICIDE, 45 DEAD ON ARRIVAL, 46 MEDICAL DETAIL, 47 BOMB OR EXPLOSIVE ALERT, 48 EXPLOSION, 49 FIRE, 50 ORGANIZED CRIME FIGURE, 51 NARCOTICS VIOLATOR, 52 NARCOTICS INVESTIGATION, 53 ABDUCTION, 54 FRAUD, 55 WEAPONS VIOLATION

**Agency:** MIAMI-DADE

**District:**

**Call Type:** PRIORITY, ROUTINE, EMERGENCY

**Primary Unit:** Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exits

**CDW Package**